



westmont.illinois.gov

## Community Development Department

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6250 Fax: 630-968-8610

### Village of Westmont Planning and Zoning Commission January 14, 2015 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, January 14, 2015 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

(1) Call to Order

**In attendance:** Chair Ed Richard, PZ Secretary Wallace Van Buren, Commissioners Gregg Pill, Steve Fedeczko, Craig Thomas, Janis Bartel, Doug Carmichael, Village Attorney Kevin Carrara, Village Planner Jill Ziegler.

**Absent:** none.

(2) Pledge of Allegiance.

(3) Swearing in of testifying attendees and reminder to sign in.

(4) Reminder to silence all electronic devices.

(5) Approval of Minutes

(6) Approval of Minutes of the December 10, 2014 meeting.

Motion to approve the Minutes of the December 10, 2014 meeting.

Motion: Pill

Second by: Thomas

#### **VOTING--Minutes**

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Pill--Yes

Richard--Yes

Motion passed.

(7) Old Business

#### **REQUEST TO CONTINUE:**

**PZ 14-030** Oak Creek Capital Partners regarding the property located at 515 64th Street, Westmont, Illinois 60559 for the following:

(A) Map Amendment request to rezone 515 64th Street from R-1, Single Family Detached Residence Zoning District, to R-1A Single Family Detached Residence Zoning District.

(B) Preliminary Plat of Subdivision request to subdivide the subject lot into two (2) buildable lots.

Motion to continue item PZ14-030 to next meeting.

Motion by: Bartel

Second by: Van Buren

**VOTING--Motion**

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Pill--Yes

Richard--Yes

Motion passed.

**8. Open Hearing**

**New Business**

**PZ 15-001 Paul McNaughton regarding the property located at 523 65th Street, Willowbrook, Illinois, 60527 for the following:**

(A) Map Amendment Request to Rezone from R-1 Single Family Detached Residence District to R-2 Single Family Detached Residence District upon annexation.

**PRESENTATION:** Paul McNaughton presented that they are requesting to be R2 so that they can annex as a conforming lot rather than a non-conforming lot. They are requesting a 35 foot setback which is similar to the two adjoining lots and they will conform to all of the other bulk R1 requirements.

**PUBLIC COMMENT:** None.

**STAFF COMMENT:** Ziegler commented that this is a large oversized lot that almost meets the R1-A requirements but is just short of required lot width so staff feels that coming in as an R2 designation is appropriate so that the applicant will not require a variance.

**COMMISSIONER COMMENT:**

Bartel: in favor and seems similar to the ones on either side.

Thomas: agrees and supports.

Pill: supports.

Van Buren: agrees.

Fedeczko: requested staff research the other two lots and if other lots are same make them all R2.

Carmichael: agrees.

Richard: agrees.

### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Map Amendment Request to Rezone from R-1 Single Family Detached Residence District to R-2 Single Family Detached Residence District upon annexation.

Motion by: Carmichael

Second by: Fedeczko

### **VOTING A**

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Pill--Yes

Richard--Yes

Motion passed.

### **PZ 15-002 William Boccuzzi regarding the property located at 507 North Wilmette Avenue, Westmont, IL 60559 for the following in the R-3 Single Family Detached Residence District:**

(A) Zoning Code Variance Request to allow the construction of a detached garage over 28' in length.

(B) Zoning Code Variance Request to allow the construction of a detached garage over 576 square feet in area.

(C) Zoning Code Variance Request to allow the construction of an additional accessory structure on a lot with existing non-conforming structures.

**PRESENTATION:** William Boccuzzi is resident of the property and proposing to remove two sheds and add garage to property. He shared plat of survey on existing property structures and pictures of property. The house is small and the two existing structures are not stable and do not provide secure storage, they also do not have electric in the sheds. The hardship is that they are limited in storage space, the current buildings are not safe for valuables and due to condition of buildings they cannot be insured. They are proposing to reduce size of driveway and add green space, remove two existing structures and add a 3 car garage. He displayed before and proposed after pictures. The space will be used for personal, they will not operate any business out of the garage. Due to the addition of the green space they are adding they are well below ratios and have never had any flooding issues. He is willing to remove the mobile shed at back to accommodate neighbor request.

**PUBLIC COMMENT:** Sharon Schmidt lives on Rosewood Court, shares property line with the property. She commented that she feels the garage would be a huge improvement to the property and is also requesting that they remove the 3rd mobile shed at back of property since they are requesting a variance for storage all items should be stored then in the garage.

**STAFF COMMENT:** Ziegler commented that resident has worked for over a year to work out the best solution to address the issues and variances, existing structures are non-conforming. New improvements would decrease the lot coverage. They have received two letters of support for the new structure.

**COMMISSIONER COMMENT:**

Carmichael: glad they are adding the removal of 3rd shed.

Fedeczko: largest lot on the block, very good idea. Asked architect if they eventually wanted to rebuild house would this new footprint allow for that. Reply: yes, they would probably change the location of the driveway.

Van Buren: asked if they planned on running any water to the garage. Reply: no, only electric.

Pill: definite property value increase.

Thomas: thanked him for his compromise and supports his request.

Bartel: nice improvements to property.

Richard: supports request. Inquired about access to the storm cellar. Inquired about placement of garage, suggested moving it further north and rotating it 90 degrees to allow greater access for adding an addition to the house. Reply: no the access door is covered with soil.

**FINDINGS OF FACT A, B, C:**

(1) Yes-7; No-0

(2) Yes-7; No-0

(3) Yes-7; No-0

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to allow the construction of a detached garage over 28' in length.

Motion by: Pill

Second by: Bartel

**VOTING A**

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Pill--Yes

Richard--Yes

Motion passed.

**MOTION B**

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to allow the construction of a detached garage over 576 square feet in area.

Motion by: Van Buren  
Second by: Fedeczko

**VOTING B**

Van Buren--Yes  
Bartel--Yes  
Carmichael--Yes  
Fedeczko--Yes  
Thomas--Yes  
Pill--Yes  
Richard--Yes  
Motion passed.

**MOTION C**

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to allow the construction of an additional accessory structure on a lot with existing non-conforming structures.

Motion by: Thomas  
Second by: Van Buren

**VOTING C**

Van Buren--Yes  
Bartel--Yes  
Carmichael--Yes  
Fedeczko--Yes  
Thomas--Yes  
Pill--Yes  
Richard--Yes  
Motion passed.

**Motion D**

Motion to add the removal of the 3rd structure as part of this proposal.

Motion by: Pill

Second by: Fedeczko

Discussion: Thomas questioned on whether there needs to be a motion on removing the 3rd structure. The attorney stated that they are making the removal of the 3rd structure a condition of the request.

**VOTING D**

Van Buren--Yes  
Bartel--Yes  
Carmichael--Yes  
Fedeczko--Yes  
Thomas--Yes

Pill--Yes  
Richard--Yes  
Motion passed.

**PZ 15-003 Village of Westmont regarding a Zoning Code and Municipal Code text amendment as follows:**

(A) Amend Chapter 14, Animals of the Municipal Code and Appendix A, Section 4.05 of the Westmont Zoning Code regarding allowing accessory uses of chickens and bees in designated residential and commercial zoning districts, subject to certain regulations.

**PRESENTATION:** Ziegler commented that there have been several inquiries a year about chickens and bees, current zoning does not have language allowing these uses. Staff has received several complaints about chickens and the Hilton would like to add bees to their resort which has prompted this amendment. The proposed requirements based on research would allow chicken and bees with minimum 1 acre, not within 20 ft of property, 4 hens, no roosters. In addition there are additional talking points for the Commission, including sanitation guidelines, licensing, minimum square footage for hen houses and whether it is an accessory structure, very few lots that are over an acre so this would trigger many variance requests, issues with causing dog to bark. Ziegler provided additional tables with details on surrounding communities with bees and chickens.

**PUBLIC COMMENT:** Marybeth Carlson presenting on supporting chickens, feels there are many positive aspects, 4H clubs, boy scout patches, responsibility of caring for them, etc. Chickens do not attract other animals, the chickens put out much less waste than your average dog, the waster is a natural fertilizer, they do not attract rodents, chicken coops can be very attractive. She received many letters when they lost their chickens of love for the chickens. It is a good and healthy source of food and teaching children natural circle of life. She is also in support of bees.

Nicki Coon mentioned that her children love raising the chickens that they have, they love collecting the eggs, the chickens eat the bugs outside and fertilize the garden. Attorney asked about heat. They replied that she has heating lamps and a shower current to allow the sun access, or bales of heat around the coop. There was a concern noted about running extension cords and she mentioned that Christmas lights are on extension cords. Attorney asked about raising the coop off the ground. Carmichael answered that raising the coop is so that the rodents don't burrow into the coop.

Sean Curry, Executive Chef at the Hilton resort requesting to add beehives on property, have over 100 acres with golf course on property. Good for environment, he has experience on taking care of them and collecting honey. He mentioned that he can get 100-200 lbs per hive of honey, the Hilton would use they honey for signature desserts and for guests of hotel. He would be happy to be a resource for others that want to have bees.

**COMMISSIONER COMMENT:**

Bartel: Asked about disposal of bees and if someone was allergic to bees who would be responsible for it, the Village or hotel, etc. Reply: There are hotels in Dupage that have bee hives, there is no liability because bees occur naturally in our environment and are already on the property. Bees are very hygienic, live 49 day life cycle then they fly off and die, if they were diseased the bees would take care of the diseased bees or if hive was overcome the beekeeper would take care of it.

Pill: Asked about working with a brewery for some of the honey. Reply: yes that would be a possibility, as well as for sale, creating mead and possible an aperitif, will give additional publicity, green initiative, helps pollinate, helps create food, there is colony collapse.

Van Buren: Mentioned that he had both chickens and bees in childhood and sees neither of these as a threat or problems, commends the research.

Fedeczko: inquired about how far the bees travelled. Reply: about 10 miles. It will help the whole community.

Carmichael: loves the bee idea.

Attorney: Mentioned that there is not a need for water source on site. Asked about residential limit to lots of 1 acre. Reply: Sean replied that allowing 2 per acre would be more beneficial to support the hives. Attorney mentioned most lots are less than one acre. Reply: Sean mentioned that away from view and away from sidewalks there should be no safety concern.

Richard: Asked if the ordinance should restrict these from multi family units. Commented that they should reduce lot size restriction to  $\frac{1}{3}$  of a lot. Commented on the space requirements per chicken. Commented on the requirements for the coop, flooring, size, type of surface. Fencing around the coop to allow chickens to be free range. Slaughtering of chickens and disposal of the waste. Would there be an introduction of new chicks as other birds get older. Attorney: 4 birds should be sufficient for a family in terms of egg production. Public: mentioned one egg per day, suggested one chicken per family members. Change amendment on bees to  $\frac{1}{3}$  of an acre and 2 per that lot, remove lot width of lot. Should there be a permit required for the hives.

Attorney: Mentioned a higher permit fee to allow for staff visit to the hives to make sure they are following guidelines.

Bartel: Asked if there was going to be an educational leaflet so they are following correct guidelines. Reply: You do need to register with state department of agriculture and open to inspection at any time. Additional comment that state program is voluntary.

## **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Amend Chapter 14, Animals of the Municipal Code and Appendix A, Section 4.05 of the Westmont Zoning Code regarding allowing accessory uses of bees in designated residential and commercial zoning districts, subject to certain regulations.

Motion by: Pill  
Second by: Thomas

## **VOTING A**

Van Buren--Yes  
Bartel--Yes  
Carmichael--Yes  
Fedeczko--Yes  
Thomas--Yes  
Pill--Yes  
Richard--Yes  
Motion passed.

Motion to continue public hearing on chickens at next meeting.

Motion by: Thomas

Second by: Fedeczko

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Pill--Yes

Richard--Yes

Motion passed.

Staff: Ziegler gave an update on a previous proposal that came before the commission. The Senior living facility worked on additional changes to their proposal and their project was approved.

Motion to adjourn.

Motion by: Thomas

Second by: Bartel

**Meeting adjourned 8:45pm.**